

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **December 14, 2004, Work Session**

AGENDA ITEM NO.: 1

CONSENT:

REGULAR: **X**

CLOSED SESSION:

ACTION: **X**

INFORMATION:

ITEM TITLE: **Consultant Selection for the Midtown Area Plan**

RECOMMENDATION: Authorize the hiring of a planning firm to oversee the Midtown Area Plan.

SUMMARY: In September 2002, City Council adopted the City's new Comprehensive Plan 2002-2020. This plan included recommendation of detailed area plans such as was done for the Downtown and Tyreeanna/Pleasant Valley. The Midtown Area is cited as a revitalization area because of its age, vacancy level and potential for new growth.

A rezoning request came before City Council on October 12, 2004, which included the demolition of multi-family housing and the construction of a new stand alone pharmacy with parking lot and drive-thru. Due to the fact that this request did not agree with the Future Land Use Map (a component of the Comprehensive Plan) a FLUM amendment was required. City Council postponed action on the FLUM amendment and the rezoning request until a detailed study of the Midtown Area could be completed.

Per this directive, City staff issued a Request for Proposals (RFP) and received four responses. Four planning firms were interviewed; HOK Planning Group, Ken Poore Associates, Dover, Kohl & Partners/Craddock-Cunningham, and Sympoetica. We found that the qualifications and proposal of the Dover, Kohl/ and Craddock Cunningham Team was the best suited for the Midtown Area Study. Their approach involving the community and the results they have achieved in other cities was impressive.

At the work session, you will have the opportunity to meet the team, hear their presentation and gain an understanding of the approach they would take to develop the Midtown Plan.

PRIOR ACTIONS: September 2002: City Council adopts the Comprehensive Plan 2002-2020; October 12, 2004: City Council holds public hearing regarding FLUM amendment and rezoning for pharmacy; October 26, 2004: City Council holds work session and directs staff to develop detailed plan of the Midtown Area.

FISCAL IMPACT: Estimated cost of \$150,000; resources would come from a combination of CDBG program funds, Contingency and possibly VDOT funding.

CONTACTS: Kimball Payne – 455-3990

ATTACHMENTS: Planning Team background information

(Attachments can be viewed in the Office of Community Planning & Development, 2nd Floor, City Hall, 900 Church Street)

REVIEWED BY: lkp